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CITY OF ANGELS CAMP

HOUSING ELEMENT UPDATE



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ADOPTED AUGUST 4, 1992

CITY OF ANGELS

PLANNING DEPARTMENT

HOUSING ELEMENT REVISION

(1992 - 1997)

JULY 1992

Revised 7-21-92



Resolution No. 92-18.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ANGELS AMENDING THE GENERAL PLAN LAND USE MAP
AND HOUSING ELEMENT
(File 752-92 AND PC92-09) GPA 92-01

WHEREAS, the City Council has on the 7th day of July, 1992, duly called and conducted a public hearing for the purpose of considering an amendment to the General Plan Land Use Map of the City of Angels; and

WHEREAS, The City Council continued consideration of amending the Land Use Element of the General Plan to the August 4, 1992 Council Meeting for concurrent consideration with the amending the General Plan Housing Element; and

WHEREAS, Section 65358(b) of the California Government Codes restricts the number of times the City may amend its general plan to no more than four times during any calendar year per element; and

WHEREAS, the City of Angels hereby amends the Land Use and Housing Elements based upon the following evidence in the record and Findings; and

WHEREAS, the City Council considered amending the General Plan Land Use Map at a duly noticed hearing on July 7, 1992 for 0.86 +- acres identified as portions of Tax Assessor's Parcel Number 58-014-010 and 15 from Special Planning to Public Service/Open Space General Plan Designation as shown on Exhibit A; and

WHEREAS, all those wishing to speak on July 7, 1992 to the issue were given an opportunity to do so and this evidence having been heard; the Council hereby makes the following findings:

1. The public hearing was duly advertised and noticed in accordance to law.
2. There were no objections to the proposed change.
3. The proposed change would be consistent with the intent of the General Plan and Circulation Study.
4. A Negative Declaration has been filed by the City Council for this amendment to the Land Use Element of the General Plan.

NOW, THEREFORE BE IT RESOLVED: That effective immediately, portions of Assessor's 58-014-010 and 58-014-015 in Angels Camp, Calaveras County, California have a General Plan designation as shown on Exhibit A.

BE IT FURTHER RESOLVED the City took the following actions on amending the Housing Element to the General Plan.

Section 11, 1911

Section 11 of the City Charter of the City of New York, as amended, is hereby amended to read as follows:

Section 11. The City Engineer shall have the honor and duty to see that the City Engineer's Office is kept in a state of readiness to receive and execute the orders of the Board of Estimate and Apportionment.

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WHEREAS, the Planning Commission considered the draft element at a duly noticed public meetings on February 13, 1992, March 12, 1992 and April 9, 1992; and

WHEREAS, the Angels City Planning Commission conducted a a duly noticed public hearing on April 9, 1992 and received public comment with recommendation to forward the Element to City Council for adoption in Resolution 92-06; and

WHEREAS, the Angels City Council considered at a duly noticed public hearing the draft Housing Element and review letter from the State Department of Housing and Community Development at the May 19, 1992 Council Meeting with direction to Staff to amend the draft element and return with revisions for Council review; and

WHEREAS, on July 7, 1992 the Council reviewed the revisions and continued the hearing to allow further revisions; and

WHEREAS, on July 21, 1992 the Council considered the revisions closed the hearing and directed Staff to prepare a resolution adopting the 1992-1997 Housing Element in combination with the amendment to the General Plan Land Use Element.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Angels finds as follows:

1. That the 1992-1997 Housing Element as mandated by Government Code Section 65583 includes an assessment of housing needs resources and constraints as well as the statement of the community's goals, objectives and policies relative to the development of housing; and
2. That the Planning Agency for the City of Angels Camp is required to establish a program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provisions of regulatory concessions and incentives; and
3. That the Planning Agency submitted a draft Housing Element to the State Department of Housing and Community Development at least 90 days prior to the adoption as mandated by Section 65585(b) of the Government Code; and
4. The City received the report from the State of May 2, 1992 and responded to the comments through an amended element.
5. The City Council conducted a duly noticed public hearing on July 7, 1992 and continued to July 21, 1992 on the draft Housing Element, considered all testimony, closed the hearing on July 21, 1992 and directed preparation of a resolution amending the General Plan for consideration at the August 4, 1992 regular Council meeting.

NOW BE IT FURTHER RESOLVED that the City Council of the City of Angels ratifies the Negative Declaration prepared in compliance with

1. The Commission has received information from the State of New York that the State is planning to conduct a study of the economic conditions of the State of New York.

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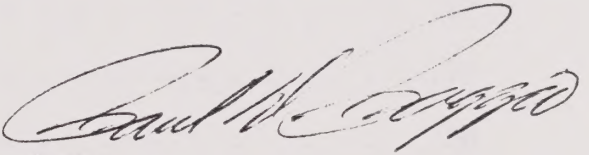
the requirement of the California Environmental Quality Act, Public Resources Code Sections 211000 to 21177 for the Housing Element; and

BE IT FURTHER RESOLVED that the Housing Element supersedes the 1982 Housing Element and hereby amends the Angels Camp General Plan and shall take effect immediately upon adoption of this resolution;

BE IT FURTHER RESOLVED that the amended General Plan is hereby found to be internally consistent with the goals, policies and objectives contained in the revised Housing Element.

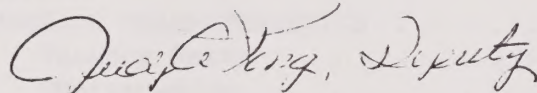
PASSED AND ADOPTED this 4th day of August, 1992 by the following vote:

AYES:	Raggio, Miller, Middleton, Folendorf, Adams
NOES:	None
ABSTAIN:	None
ABSENT:	None



Mayor

ATTEST:



City Clerk

the first of these is the fact that the Government of the United States has been unable to secure the necessary funds to carry out its policy of non-interference in the affairs of the Western Hemisphere.

It is also true that the Government of the United States has been unable to secure the necessary funds to carry out its policy of non-interference in the affairs of the Western Hemisphere.

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HOUSING ELEMENT

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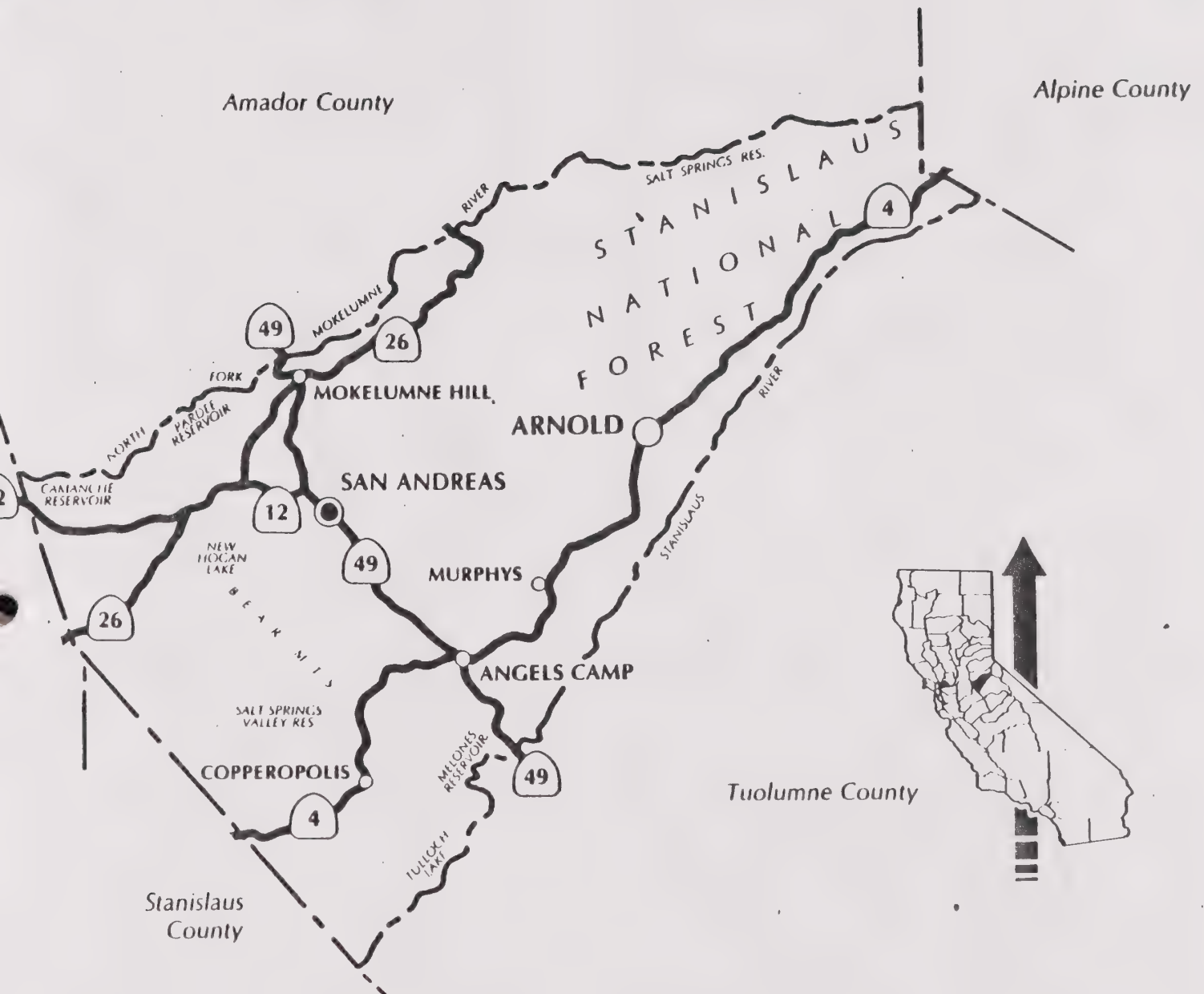
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MAP 1

REGIONAL MAP



MAP 2 CALAVERAS COUNTY



ASSESSMENT

INTRODUCTION

Article 10.6 of the California Government Code mandates the inclusion of a Housing Element in each jurisdiction's General Plan. The Code states specifically, that "the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." (Section 65583).

The provision of housing is a local endeavor which has become a significant issue for many cities and counties, with the provision of affordable housing a primary concern. The City of Angels current Housing Element, adopted in 1982, established goals and policies to meet the housing needs identified at that time.

The City, however, is undergoing dynamic changes in growth altering many housing needs identified ten years ago. This updated Housing Element, with its revised goals and policies, will assist the City in meeting the new housing needs of the community.

Evaluation of 1982 - 1992 Housing Element

Since the City last updated its Housing Element in 1982, the City has seen a slow gradual build up of new housing and remodeling of existing housing. The goals and policies identified in the 1982 Element supported balancing the components of growth, providing a variety of housing by type, tenure and cost, increasing housing affordability, promoting fair housing, conserving, maintaining and improving existing housing units, locating multiple family developments near commercial, schools or recreational areas and serviced by arterial or collector streets, and maintain the rural character of the town's single family areas. The goals and policies remain appropriate ones for the community and have been included in the revised element. An analysis of the 1982-1991 programs is shown in Table 1, noting the City's efforts in accomplishing most of the programs. All programs which are ongoing are included in the 1992-1997 Goals, Policies and Action Section.

Table 1: Analysis of 1982 - 1992 Actions

GOAL - 1 "To promote the provision of adequate housing for present and future residents regardless of income, age, race of ethnic background within the City's growth constraints."

Status: Since 1982, the City added 137 dwelling units including 50 apartment units funded by a Farmers Home Administration 515 Loan in 1985.

GOAL - 2 "To promote the availability of all types and prices of housing within the community."

Status: A total of 137 dwelling units were added to the City's Housing inventory since 1981. Units included mobile homes moved into mobile home parks or onto permanent foundations on single family lots, establishment of an elderly group home for 17 clients, establishment of a 50 unit low-moderate income apartment complex and 46 new single family dwellings in 1990 and 1991. Refer to Table 2 regarding actual assistance compared with housing objectives.

GOAL - 3 "To promote open and free choice to housing for all."

Status: The City observes all mandatory fair housing policies and practices.

POLICY-1 "Identify the housing needs of all segments of the community."

Status: Ongoing study of market trends in the Community. Current status reflects a demand for more elderly units and affordable housing for first time homebuyers.

POLICY-2 "In the interest of public health and safety, the City shall encourage low interest loan and grant programs for rehabilitation of existing housing."

Status: The City has not opposed private use of low interest loan and grant programs for rehabilitation of existing housing. No direct City participation in underwriting low interest loans and grants by the City has occurred.

POLICY-3 "Develop location standards for multifamily units, mobilhomes, condominiums, and other alternative forms of housing."

Status: Plan review and Use Permit review of multiple family developments utilized locational criteria included in the City's Zoning Ordinance amended in 1985.

POLICY-4 "Enforce the Uniform Building Code."

Status: The City Building Inspector enforces all provisions of the Uniform Building Code as an ongoing responsibility.

POLICY-5 "Monitor and evaluate building codes for inclusion of new or innovative construction designs, methods and materials."

Status: As building codes evolve and change, the City adopts the most recent revisions of the U.B.C.

POLICY-6 "Encourage property owners to evaluate their structure(s) by providing inspections on request at a reasonable fee."

Status: The City Building Inspector over the past 10 years has provided structural inspections upon request. Few structural inspections have occurred.

POLICY-7 "Develop a means for identification, evaluation and demolition of structurally unsafe buildings."

Status: Joint review by the Building Inspector and Fire Chief have resulted in joint determinations of structurally unsafe buildings. Few such inspections have been called for over the past 10 years.

POLICY-8 "Maintain the rural character of existing single family areas."

Status: Waiver of standard City Road Improvement standards for two single family subdivisions in 1986 and 1988 resulted in preserving the topography, rock outcroppings and vegetation with minimizing surface disruption in order to maintain a rural quality in single family neighborhoods.

POLICY-9 "Preserve older single family homes and small apartment buildings."

STATUS: A total of 4 demolitions occurred since 1982 of single family structures determined to be beyond economic reconstruction. Approximately 2 remodels occurred each year since 1982 which improved the housing condition of the 231 units having deficiencies. Tracking of maintenance on the 231 units was not conducted by the City. Updating the City's Housing Condition Survey may be undertaken if CDBG funds are secured.

POLICY-10 "Multifamily residential designated areas shall be in close proximity to commercial, school, or recreation areas."

STATUS: The City's General Plan and Zoning Maps designate multiple family sites in close proximity to parks, commercial and school areas.

POLICY-11 "Multifamily residential designated areas shall have direct access to arterial or collector streets."

STATUS: The City adopted the 1991 Circulation Study showing proposed arterial and collector streets adjacent to adopted multiple family residential areas.

POLICY-12 "The location factors for uses in multi-family residential areas shall be applied to mobilehome parks."

STATUS: Two requests for a mobilehome parks were submitted from 1982 to 1992. One was withdrawn in 1983 and is now the site of the 50 unit Altaville Apartments. The

second submitted in 1990 was directly affected by the proposed SR-4 Bypass and was inconsistent with the City's General Plan.

POLICY-13"Conversion of multifamily residential units to condominiums will be allowed only when there exists adequate rental units within the City."

STATUS: No requests for condominium conversions were made from 1982 to 1992.

POLICY-14"Develop standards for assisted housing within the community."

STATUS: No assisted housing design criteria were developed since 1982. Individual project design was evaluated as part of site plan review or use permit review.

Assessment of Planning Services 1981 to 1991

One of the constraints to implementation of the 1982 Housing Element has been retention of a single planning consultant. The City utilized the services of the Central Sierra Planning Council Circuit Rider Planning program in 1981 to prepare the 1982 Housing Element and General Plan. The City from 1983 to 1987 contracted with several individuals to serve as Community Planner and in 1987 contracted again with Central Sierra to provide Planning services. In the interim, Planning was primarily focused on current project review. Revising and implementing the housing element was a low priority.

In 1991, the City hired its own full time Planner and began preparation of a revised Housing Element.

With the preparation and adoption of the 1992 Housing Element, the City will be making every effort to monitor and objectively record housing activity in the City Limits.

Table 2 Comparison of 1982 Housing Objectives to Actual Program
Assistance Farmers Home Administration Programs

<u>YEAR</u>	1982 Proposed Goal		Actual Units Constructed	
	Program 502	504	Program 502	504
1981	3	3	1	-
1982	3	3	-	4
1983	3	3	-	-
1984	3	3	-	1
1985	3	3	-	1
1986	3	3	-	2
1987	-	-	-	-
1988	-	-	-	-
1989	-	-	10	-
1990	-	-	8	1
1991	-	-	-	-
TOTAL	18	18	19	9

Regarding HUD Section 8, Deferred Loan and CHFA program for home ownership and home improvement, the City did not participate in any of these programs during the time period. The FmHA 515 program was used to finance construction of the 50 units Altaville Apartment complex.

Population TrendsPopulation Growth

Historically, Angels Camp's population has fluctuated since the 1850's based upon mining activity. The City's population in 1912 was approximately 4000 at the time of incorporation. In 1970 the City's population was 1,710 according to the U.S. Census. Annexation of Altaville in 1972 and natural population increase brought the City's population up to 2302 (Refer to Table C-1) in 1980. The revised 1990 U.S. Census places the population at 2,582 in a total of 1,229 housing units.

For the purposes of the 1992 - 1997 Housing Element, the population and housing data reported in 1990 STF#1 and the 1990 U.S. Census California Summary of Population and Housing Characteristics is used. The initial reported population was 2,409 persons which was in error and revised December 31, 1991 to be 2,582 persons. Detailed housing and population characteristics have not been changed.

The State Department of Finance, Population Research Unit in May of 1992 prepared revised estimate for 1991 and 1992 population at 2,680 and 2,811 persons respectively for the City. (Refer to Table 1).

Age Characteristics

Age characteristics for the residents of Angels Camp closely parallel those of the County in 1990 as indicated on Table C-3. Over 20% of the population is over the age of 65 in the City in 1990. Approximately 24% of the population is under the age of 18 according to the 1990 Census.

The STF #3 report presents the poverty status by age group and is reprinted as Table C-1. A total of 2,111 persons are at or above the poverty level with 251 persons below the poverty level.

Poverty Status in 1989 (Universe: Persons for whom poverty status is determined)

Persons	TABLE C-1	
	At or Above Poverty	Below Poverty
Age	2111	251
0-4	145	32
5	44	6
6-11	141	22
12-17	161	15
18-24	104	44
25-34	288	36
35-44	295	34
45-54	253	17
55-59	102	6
60-64	117	10
65-74	240	10
75 +	221	19

Persons	At or Above Poverty	Below Poverty
White	2014	232
Black	7	0
American Indian, Eskimo, or Aleut	73	5
Asian or Pacific Islander	0	4
Other	17	10
Hispanic	121	12

Source: STF#3, U.S. Census 1990 Census of Population and Housing
May, 1992.

Table C-4 presents enrollment figures for Mark Twain Elementary school from 1981 to 1991 and presents a steady increase in enrollment from 1983 on an average of 8 percent per year. Mark Twain Elementary serves the SR-4 area to the Copperopolis area which is undergoing residential development and accounts for the majority of the school age population increase.

Ethnic Characteristics

The following table presents 1980 and 1990 ethnic characteristics for the City based upon the 1980 and 1990 U.S. Census.

TABLE C-2 ETHNICITY 1980-1990 Angels Camp

<u>Ethnicity</u>	<u>1980</u>		<u>1990</u>	
	Number	%	Number	%
Caucasian	2216	96.3	2302	95.5
American Indian	41	1.8	71	2.9
Asian or Pacific Islander	12	.5	10	.4
Black	4	.2	6	.2
Other	29	1.2	20	.8
TOTAL	2302	100.0	2409	99.8*

*Does not total 100% due to rounding.

The 1990 Census indicates 96% ethnicity as Caucasian ancestry with the remaining 4% a combination American Indian, Asian or Pacific Islander, Black and Other Groups. Since 1980, ethnicity ratios remained constant. Table C-5 presents selected household characteristics for the City and County for 1990.

ANGELS CAMP AND CALAVERAS COUNTY

TABLE 3 ESTIMATED POPULATION 1980 TO 1992

STATE DEPARTMENT OF FINANCE PROJECTIONS

CALAVERAS COUNTY CALAFAX MODEL

STATE DEPARTMENT OF FINANCE PROJECTIONS			CALAVERAS COUNTY CALAFAX MODEL		
	CITY	UNINCORP.	TOTAL	CITY	COUNTY TOTAL
4-1-80 a.	2302	18408	20710	2302 b.	20,710 b. 23,012
1-1-81	2225	19360	21585	2409	22,403 24,812
1-1-82	2205	20560	22765	2517	24,040 26,557
1-1-83	2224	21829	24053	2624	25,623 28,247
1-1-84	2196	22872	25068	2731	27,155 29,886
1-1-85	2224	24082	26306	2839	28,637 31,476
1-1-86	2233	25006	27239	2946 c.	30,050 c. 32,996
1-1-87	2409	26385	28794	3154 c.	31,985 c. 35,139
1-1-88	2550	27911	30461	3376	34,045 37,421
1-1-89	2584	29812	32396	3614	36,918 40,532
1-1-90	2680	31707	34387	3869	38,571 42,440
4-1-90 d.	2409	29589	31998		
4-1-90 e.	2582	29416	31998		
1-1-91 e.	2680	31044	33724		
1-1-92 e.	2811	32901	35712		

Footnote: a. 1980 - U.S. Census Data

b. 1980 - 87 Exponential projection - CALAFAX

c. 1986 - 87 Plng. Dept. Estimate - Table 5 - CALAFAX

d. 1990 - U.S. Census Data, 1990 CPH-1-6

e. 1992 State Department of Finance, Demographic Research Unit. Report E-5
Printed 4-29-92 (Reflects adjusted 1990 U.S. Census Figures)

TABLE C-3

Age Characteristic's Comparison - 1990
City of Angels and Calaveras County

<u>Age Group</u>	<u>City</u>	<u>%</u>	<u>County*</u>	<u>%</u>
Under 5 yrs.	179	7	2,079	6
5 - 15	341	14	5,031	16
16 - 18	80	3	827	3
18 - 20	67	3	745	2
21 - 24	93	4	881	3
24 - 44	662	28	9,183	29
45 - 54	264	11	3,776	12
55 - 59	121	5	1,794	5
60 - 64	113	5	2,025	6
65 and over	489	20	5,657	18
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	2,409	100	31,998	100
Median AGE	38.5 yrs.		39.5 yrs.	

*County includes the City's population

Source: 1990 U.S. Census, CHP-1-6 Table 2

TABLE C-4

Annual School Enrollment 1981 to 1991

Mark Twain Elementary School K-8

<u>YEAR*</u>	<u>ENROLLMENT</u>	<u>CHANGE</u>	
		Number	Percent
1981	324		
1982	314	-10	-3%
1983	306	-8	-2%
1984	337	+31	+10%
1985	364	+27	+8%
1986	403	+39	+11%
1987	434	+31	+8%
1988	470	+44	+10%
1989	489	+19	+4%
1990	520	+31	+6%
1991	523	+3	+.6%

Note: Enrollment at Mark Twain Elementary resides primarily in the City of Angels. For the 9-12 Bret Harte High School service area, a larger service area including the County is tabulated therefore not included.

Source: 1982 to 1992 report to the State Department of Finance, Population Research Unit.

*Year reported reflects enrollment as of September of that year reported to DOF on Jan. 1, of the next year. The 1981 enrollment figure was reported to the State on 1982 forms.

TABLE C-5
SELECTED HOUSEHOLD CHARACTERISTICS
CITY OF ANGELS AND
UNINCORPORATED AREA*

	County 1990	City 1990	Total	% of Total
Total Households	11,605	1,044	12,649	100%
Persons Per Household	2.5	2.29		N/A
Households AGE 65+	1068	174	1242	9.2 ****
Ethnic Minority Household	382	39	421	3.3
Hispanic Household	465	87	502	4.0 ***
Female Headed Household (No spouse, w/children)	792	105	897	6.8
Handicapped Household **	5		5	N/A

* 1990 U.S. Census, Table 6
Includes Black, American Indian, Eskimo or Aleut, Asian or Pacific Islander and other races.

** Valley Mountain Regional Center, Inc. August, 1989,
Coresp: "Housing Needs for Persons with Developmental Disabilities".

*** 1990 U.S. Census, Table 14

**** 1990 U.S. Census Table

Income

Median household income has consistently been lower in the City than in Calaveras County. In 1980 the City Median was \$13,548; the County \$15,265. A private market analyst estimated median income for 1991 to be \$24,414 for the City and \$27,588 for the County. In 1990, the U.S. Census put the household median income for the City at \$22,528 and for the County at \$27,645 for a family of four as follows:

		Households	Families	Non-Family Household
A. Median Income	City	\$22,528	\$28,902	N/A
	County	\$27,645	\$32,211	\$14,797
B. Mean Income	City	\$28,323	\$34,225	N/A
	County	\$34,128	\$38,266	\$20,418

Source: Summary Tape File 3, 1990 Census of Population and Housing; Calaveras County and City of Angels

Table C-6 shows 1980 income and projected 1991 income computed in 1986.

TABLE C-6
ESTIMATED HOUSEHOLDS BY INCOME, 1980, 1986, 1991

CITY OF ANGELS		1980		1986		1991	
HOUSEHOLDS		1,010	%	1,213	%	1,308	%
0 - 5,000		164	16.2%	88	7.1%	42	3.2%
5,000 - 9,999		231	22.9%	238	19.4%	147	11.3%
10,000 - 14,999		147	14.6%	211	17.4%	217	16.6%
15,000 - 19,999		144	14.3%	134	11.1%	148	11.3%
20,000 - 24,999		99	9.8%	143	11.8%	113	8.6%
25,000 - 29,999		91	9.0%	98	8.0%	121	9.2%
30,000 - 34,999		51	5.0%	73	6.0%	100	7.7%
35,000 - 39,999		25	2.5%	52	4.3%	66	5.0%
40,000 - 49,999		37	3.7%	82	6.8%	117	8.9%
50,000 - 74,999		19	1.9%	78	6.3%	159	12.2%
+75,000		4	0.4%	20	1.7%	77	5.9%
Median Income		\$13,548		\$17,708		\$24,414	
Average Income		\$16,811		\$20,298		\$25,309	

COUNTY OF CALAVERAS

HOUSEHOLDS	8,004	%	10,997	%	12,854	%
0 - 5,000	1,012	12.6%	721	6.6%	464	3.6%
5,000 - 9,999	1,489	18.6%	1,654	15.0%	1,223	9.5%
10,000 - 14,999	1,435	17.9%	1,612	14.7%	1,563	12.2%
15,000 - 19,999	1,105	13.8%	1,385	12.6%	1,349	10.5%
20,000 - 24,999	1,147	14.3%	1,337	12.2%	1,229	9.6%
25,000 - 29,999	600	7.5%	993	9.0%	1,168	9.1%
30,000 - 34,999	392	4.9%	789	7.1%	1,062	8.3%
35,000 - 39,999	290	3.6%	564	5.1%	748	5.8%
40,000 - 49,999	249	3.1%	858	7.8%	1,272	9.9%
50,000 - 74,999	238	2.9%	796	7.2%	1,746	13.6%
+75,000	48	0.6%	299	2.7%	1,037	8.1%
Median Income	\$15,265		\$20,471		\$27,588	
Average Income	\$18,431		\$23,280		\$29,089	

Table C-7 presents 1991 estimates of the number of households by income group for the City and County for 1980 and 1990 from the Fareshare Regional Housing Needs Plan prepared by the Central Sierra Planning Council. A total of 41 very low income households and 27 low income households are allocated to Angels Camp's housing needs up to 1997.

Table C-8 presents the April 1991 income limits for Calaveras County, including Angels Camp, to qualify for various State and Federal assistance programs. Table C-9 presents Income Eligibility Limits based upon the number of persons in a family. This information is compiled from a variety of sources including E.D.D., State Department of Finance and U.S. Census reports.

TABLE C-7

NUMBER OF HOUSEHOLDS BY INCOME GROUP - ANGELS CAMP AND CALAVERAS COUNTY

	VERY LOW INCOME HOUSEHOLDS		OTHER LOW INCOME HOUSEHOLDS		MODERATE INCOME HOUSEHOLDS		ABOVE MODERATE INCOME		TOTAL HOUSEHOLDS	
	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>
CALAVERAS COUNTY 1980*	1,547	21.8	1,277	18.1	1,583	22.4	2,669	37.7	7,076	100%
CALAVERAS COUNTY 1990	2,719	24.0	1,821	16.0	2,430	21.0	4,549	39.0	11,519	100%
ANGELS CAMP 1990	318	28.0	204	18.0	227	20.0	386	34.0	1,135	100%
CALAVERAS COUNTY 1997**	3,385	24.0	2,265	16.0	3,020	21.0	5,648	39.0	14,318	100%
ANGELS CAMP 1997	359	28.0	231	18.0	256	20.0	436	34.0	1,282	100%

* 1980 U.S. Census

** Central Sierra Regional Housing Need Plan - July 1991

TABLE C-8 APRIL 1991 INCOME LIMITS
CALAVERAS COUNTY

<u>Category</u>	<u>Number of Persons in Family</u>							
	1	2	3	4	5	6	7	8
Very Low	11750	13450	15100	16800	18150	19500	20850	22200
Other Low	18800	21500	24200	26900	29050	31200	33350	35500
Median	23500	26900	30250	33600	36300	39000	41650	44350
Moderate	28200	32250	36250	40300	43500	46750	49950	53200

Area median income for Calaveras County is \$32,400

Source: May 1991 New Income Limits prepared by State H.C.D.

For the preparation of Community Development Block Grants, the State has established a different set of figures for income eligibility limits for targeted income groups. Table C-9 presents these figures.

TABLE C-9
Income Eligibility Limits

<u>Category</u>	<u>Number of Persons in Family</u>							
	1	2	3	4	5	6	7	8
Lowest Targeted	11400	13050	14650	16300	17600	18900	20200	21500
Targeted	16850	19300	21700	24100	25600	27100	28650	30150

Area median for CDBG application purposes for Calaveras County is \$30,100

Source: 1991 Training Manual, State CDBG Program prepared by H.C.D.

Employment Trends

The State Economic Development Department (EDD) monitors employment in all sectors in Calaveras County annually. The May 1991 report is summarized in Table D-1. The major projected growth industries are in the Non-Agricultural areas of Construction and Mining, Wholesale and Retail Trade, Services and Government for 1996.

To reflect the local employment scene for Angels Camp, a survey of local employers was conducted in 1989. Table D-2 presents the information. The data indicates a diversified economy compatible with the size of the community and service area.

The State EDD and Calaveras Economic Development Corporation indicate a strong growth in the service industries due to retired individuals moving to the area and bringing with them their need for services. The City of Angels Camp is expected to capture a representative proportion of the new jobs as the County grows in serving the retired or elderly residents.

TABLE D-1

Employment By Job Category 1985 to 1996

For Calaveras County

<u>INDUSTRY</u>	<u>1985</u>	<u>1986</u>	<u>1987</u> ²	<u>1988</u> ²	<u>1989</u> ³	<u>1996</u> ³
Total-All Industries	5,750	6,125	6,100	6,250	6,650	7,800
Total Agriculture forrestry & fishing	150	125	125	125	100	100
Non-Ag. Total	5,600	6,000	5,975	6,125	6,550	7,700
Construction & Mining	500	600	700	725	1,000	1,125
Manufacturing	200	250	275	300	375	475
Trans & Pub. Utilities	275	250	250	250	275	300
Wholesale & Retail Trade	1175	1250	1325	1325	1325	1625
Finance insurance and real estate	250	250	250	250	275	300
Services	1075	1175	1250	1300	1175	1450
Government	2,125	2,175	1,925	1,925	2,125	2,425

Footnotes:

1. Source: EDD Calaveras County Annual Planning Information 1987 and 1991.
2. 1987 and 1988 data are estimates contained in the 1987 EDD report for Calaveras County.
3. 1989 and 1996 data present historical 1989 data and a forecast to 1996 from EDD regarding employment trends.

TABLE D-2

MAJOR CALAVERAS AND ANGELS CAMP EMPLOYERS

Principal Industrial Employees
Calaveras County

	Employees
Meredian Mine	219
George Reed	80
Western Source, Inc.	38
Snider Lumber	24
Reliable Communications	24
California Electric Steel	16

City of Angels

Schools (Public)	
Bret Harte High	80
Mark Twain	48
Pacific Gas & Electric	37
Propane Companies	23
Banks/Savings & Loans	40
California Electric Steel	16
Hydrox	15
Livery Stable	20
City of Angels	26

Projected Housing Needs

In 1991, the Central Sierra Planning Council prepared the regional housing needs plan for Alpine County, Amador County, Calaveras County and Tuolumne County. Included in Calaveras County were figures for the City of Angels. The purpose of establishing Housing Needs Determinations are to project " the number of units needed to accommodate the growth in households for the jurisdictions planning area ". The figures are calculated with consideration to market demand and household projections.

Table E-1 presents the Estimated Households on January 1, 1990 by Income Group and Projected Households on July 1, 1997 with Income Group Allocation for Angels Camp. A total of 41 very low and 27 other low households are identified as in need.

TABLE E-1

Estimated Households on Jan. 1, 1990 by income
Group and Projected Households on July 1, 1997
with Income Group Allocation - Angels

Income Group	Jan. 1, 1990		July 1, 1997		Jan. 1990 to July 1997	
	Number	%	Number	%	Number	%
Very Low	318	28	359	28	41	28
Other Low	204	18	231	18	27	18
Moderate	227	20	256	20	29	20
Above Moderate	386	34	436	34	50	34
TOTAL	1135	100	1282	100	147	100

*Source: Central Sierra Planning Council Regional Housing Needs Plan 1991

Income levels are also considered in assessing future housing needs. In determining financially based needs, Central Sierra Planning Council used 1986 State Department of Finance (DOF) baseline population projections, DOF household projections published Feb. 1989, and DOF population and household estimates published May 1990.

The State Housing and Community Development Departments definition for income groupings were used. These groupings are: Very Low (50% of

median income); Other Low (51% to 80%); Moderate (80% to 120%); and Above Moderate (greater than 120% of the regional median income). These categories are used to focus housing programs on the particular needs of the respective income groups. Table E-2 identifies the projected housing needs by income category for the City compared with Calaveras County. Angels Camp's regional fair share of new construction is 45 units for very low and 29 units for other low income persons in 1997.

Table E-3 presents overall housing units for Angels Camp and Calaveras County to satisfy the projected housing need. Angels Camp is expected to add 163 new units by 1997 raising the population by 368 persons to 2,950 persons.

TABLE E-2

Construction Units Needed Jan. 1990 to July 1997

City of Angels and Calaveras County

	Very Low	Other Low	Moderate	Above Moderate	Total
Angels	45	29	33	56	163
Unincorporated	934	622	818	1519	3893
TOTAL	979	651	851	1575	4056

*Source: Central Sierra Planning Council Regional Housing Needs Plan, 1991

Income levels are also considered in assessing future housing needs. In determining financially based needs, Central Sierra Planning Council used 1986 State Department of Finance (DOF) baseline population projections, DOF, household projections published Feb. 1989, and DOF population and household estimates published May 1990.

The State Housing and Community Development Departments definition for income groupings were used. These groupings are: Very Low (50% of median income); Other Low (51 to 80%); Moderate (80-120%); and Above Moderate (greater than 120% of the regional median income). These categories are used to focus housing programs on the particular needs of the respective income groups. Table E-2 identifies the projected housing needs by income category for the City compared with Calaveras County. Angels Camp's regional fair share of new construction is 45 units for very low and 29 units for other low income persons in 1997.

Table E-3 presents overall housing units for Angels Camp and Calaveras County to satisfy the projected housing need. Angels Camp is expected to add 163 new units by 1997 raising the population by 368 persons to 2,950 persons.

TABLE E-3

HOUSING UNITS NEEDED BY 1997 FOR ANGELS CAMP
 CALAVERAS COUNTY BASED ON THE CENTRAL SIERRA
 REGIONAL HOUSING NEED PLAN

	TOTAL EXISTING HOUSING UNITS 1990	TOTAL NEEDED HOUSING UNITS 1997	NEW CONSTRUCTION REQUIRED 1990 - 1997	EXISTING POPULATION 1990	EST. POP. 1997**
Unincorporated Area	11,519	14,318	3,893	29,589	42,500
Angels Camp	1,135	1,282	163	2,409	2,950

1990 U.S. Census unincorporated population (Housing Unit removals are not common in Calaveras County and usually number less than twelve (12) dwelling units in a ten (10) year period or approximately .002% per year.)

* State of California Department of Finance Estimate - December, 1986.

Household's Ability to Pay

Use of the 1980 census data to determine housing needs by income category is necessary. According to the 1980 Census, 59 percent of all low-income households in the City paid more than 25% of their income for housing; 70% percent of all low-income renters and 48 percent of all low-income owners. By using the State Department of Housing and Community Development Departments income limits of 1991 for Calaveras County and Angels Camp, a household's ability to pay for monthly rent and mortgage can better be determined. Table C-8 lists the established limits for each income category by family size.

TABLE F-1
Rent/Mortgage Limits

<u>Income Category</u>	<u>Number in Household</u>							
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Very Low	245	280	314	350	378	406	434	462
Other Low	392	448	504	560	605	650	695	739
Moderate	587	672	755	839	906	974	1041	1108

The State defines affordable housing as that costing no more than 25% of a households gross income. Using this limit, maximum affordability levels for monthly rent/mortgage (Table F-1) and price of housing (Table F-2) were calculated.

TABLE F-2
Income and Price of Housing Calaveras County 1980 to 1990

Median Household Income Annual		% Change	1980 Avg. Home Price	1990 Avg. Home Price	Annual % Chgn. 1980 to 1990
<u>1980</u>	<u>1990</u>				
\$15,290	\$25,628	6.8%	\$68,797	\$122,635	7.8%

Source: Calaveras Board of Realtors 1991

When the income data is available from the 1990 U.S. Census, this segment of the Housing Element can be revised to indicate the relative percentage of the population and households who are paying more than 25% of the household gross income for housing.

Housing Characteristics

The adjusted number of total housing units in the City as of January 1, 1990 was 1,229 units (Table G - 1,G-2) an increase of 10 percent from the 1980 census total of 1112. Tables G-2 and G-3 shows the total number of units in the City relative to the year in which they were built. Over 18 percent of the existing units were built prior to 1940 based upon the 1980 survey conducted by Central Sierra Planning Council. The unadjusted U.S. Census figure for dwellings is 1159 total units and is used in this report for analysis, Table G-1.

In 1980, City of Angels total housing units, 74% were owner occupied and 26% renter occupied. In 1990 of the total housing units, 1044 were occupied with 67% owner occupied and 33% rented. A total of 115 vacant units were recorded resulting in a vacancy rate of 10%.

Multiple Family units were inventoried in 1986 and are presented in Table G-6 with corresponding 1986 rental rates. Table G-7 presents the revised rental rates from 1986 to 1992 based upon a survey of two apartment complexes currently advertising for vacancies. Average fair market rental rates for a one bedroom apartment is \$450 and \$529 for a two bedroom unit at the Altaville Apartments. The Fairview Apartments charge \$475 monthly rent for their two bedroom units. The Altaville Apartments have no units currently charging the full market rate. All available units are adjusted from the basic FMHA rental rate upwards based on the household income level and ability to pay.

Rental rates in Angels compare somewhat lower than those in nearby San Andreas and Sonora by 10 to 15% based upon a survey by area apartment managers.

Vacancy Rate

The City's overall vacancy rate was estimated at 6% in 1980 according to the 1980 census. The 1990 census puts the vacancy rate at 10% based upon the unadjusted housing data.

Overcrowding

Overcrowding results from an insufficient supply of affordable housing. The U.S. Census defines overcrowding as more than one person per room. The 1990 Census indicated 13 owner occupied and 15 renter occupied units as overcrowded resulting in a 2% overcrowding in the 1044 occupied dwelling units. The actual composition of groups in overcrowded units is difficult to determine. Typically, overcrowded units consist of large families, however, as rents and home prices rise, shared housing with non-related persons will increase.

One method to alleviate this trend is to support the construction of market rate and below market rate multi-family rental housing with two and three bedroom units provided to serve these larger households.

Housing Conditions

Since the City last conducted a housing condition survey in 1981, approximately 117 new housing units were added, Table G-3 presents the estimated period of construction of housing from 1900 to the 1990 census.

The results of the 1981 housing survey are reprinted below as Table G-4. Based upon this survey, a total of 93 units were determined to be most eligible for rehabilitation. From Table G-5 the four demolitions since 1981 and unrecorded home improvements which may have occurred since 1981, the number of estimated units needing rehabilitation should remain around 90 units. Table G-4 presents a Summary of Residential Building Permit Activity from 1981 to 1991.

The State Department of Housing and Community Development notified the City that use of 1981 Housing Condition survey data is outdated and inaccurate. Efforts will be taken over the next two years to conduct a new survey of housing conditions. Based upon this survey, adjustments will be made to goals on housing rehabilitation.

Low Income Units at Risk

Recently the State Legislature made additions to the Government Code requiring municipalities to address the issue of low income units at risk of converting to market rate value in their housing elements by 1992. Currently one multiple family complex in the City provide low income housing. The California Housing Partnership Corporation, created by the State Legislature, published an "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, in March 1989. This list was updated and procedures established for evaluating units at risk on December 5, 1991 by the State.

No units were listed at risk in either publication. The Altaville Apartments, 50 FmHA units financed through a 515 construction loan will not be able to convert to market rate until the year 2006. When opened in 1986, it filled with 20 RHCP subsidies and 2 Section 8 subsidies, which are still in effect in 1992.

TABLE G-1

1990 HOUSING UNITS BY TYPE FOR ANGELS CAMP AND CALAVERAS COUNTY*

	SINGLE-FAMILY HOMES		TWO TO FOUR DWELLINGS PER STRUCTURE		FIVE OR MORE DWELLINGS PER STRUCTURE		MOBILE HOMES		TOTAL	
	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>	<u>NO.</u>	<u>%</u>
UNINCORPORATED AREA	15,118	84.3%	374	2.1%	428	2.4%	2,004	11.2%	17,924	100%
ANGELS CITY	776	63.1%	123	10.1%	108	8.8 %	222	18.1%	1,229	100%
COUNTY TOTAL	15,894	83.1%	497	2.6%	526	2.7%	2,226	11.6%	19,153	100%

*U.S. Department of Commerce, 1990 Census, Summary of Population and Housing Characteristics, CPH-1-6

Table 7 - Structural and Vacancy Characteristics - Adjusted by the State Department of Finance Demographic Research Unit Report E-5 of 4-29-92 adjusting all data to reflect City's Contesting official count.

**Includes attached dwelling units.

TABLE G-2 CITY OF ANGELS CAMP

HOUSING UNITS - 1980 TO 1992

	TOTAL	SINGLE FAMILY	MULTIPLE 2 - 4	FAMILY 5	MH	OCC. % VAC.	POP/HH
1980	1112	752	94	87	179	1010 9.17	2.279
1981	1117	761	94	87	175	1006 9.94	2.212
1982	1118	762	94	87	175	1005 10.11	2.194
1983	1121	764	95	87	175	1010 9.90	2.202
1984	1126	767	95	87	177	1001 11.10	2.194
1985	1130	772	95	87	176	1007 10.88	2.209
1986	1136	777	95	87	177	1011 11.00	2.209
1987	1191	782	95	137	177	1073 9.91	2.245
1988	1222	787	95	137	203	1109 9.25	2.284
1989	1236	793	95	137	211	1121 9.30	2.286
1990 (E-5)	1229	776	123	108	222	1107 9.93	2,313
1991 (E-5)	1254	799	125	108	222	1134 9.57	2,340
1992 (E-5)	1271	815	125	108	223	1164 8.42	2,393

Source: 1980 to 1992 - State Department of Finance
Population Research Estimates - Report E-5 Printed 4-29-92 for 1990,91,92

TABLE G-3
Age of Housing Stock

Estimated		1991 Estimate	
<u>YEAR</u>	<u>NUMBER</u>	<u>PERCENT</u>	<u>CUMULATIVE PERCENT</u>
Pre 1990	97	7.8	7.8
1920-1919	61	4.9	12.7
1920-1929	19	1.5	14.2
1930-1939	57	4.6	18.8
1940-1949	61	4.9	23.7
1950-1959	102	8.3	32.0
1960-1969	243	19.8	51.8
1970-1979	211	17.2	69.0
1980-1989	117	9.5	78.5
Estimated	<u>261</u>	<u>21.2</u>	<u>99.7</u>
	1229	99.7*	99.7*

Footnote: Sum does not total 100 due to rounding.

Source: 1981 Housing Condition Survey by Central Sierra Planning Council

TABLE G-4
Results of 1981 Housing Condition
Survey for Angels Camp

SIDEWALK SURVEY RESULTS - 1981

Housing Type	HOUSING CONDITION					Number Substandard Units (3,4 & 5's Totalled)	Total
	1	2	3	4	5		
SFD	138	358	155	65	25	245	741
2-4	8	45	51	18	6	75	128
5+	14	20	10	10	0	20	54
MH	60	114	15	0	0	15	189
TOTAL	220	537	231	93	31	355	1112

Legend: 1. Structurally new, maintenance good
 2. Structurally sound maintenance deficient
 3. Minor structural deficiencies
 4. Major structural deficiencies
 5. Structural deficiencies exceed the value of building repair
 Housing units in categories 3,4 and 5 are considered substandard.

Source: 1981 Housing Condition Survey by Central Sierra Planning Council

TABLE G-5

SUMMARY OF RESIDENTIAL BUILDING PERMIT ACTIVITY

CITY OF ANGELS 1981 TO 1991

<u>YEAR</u>	<u>DEMO</u>	<u>HOUSING UNITS</u>		<u>TOTAL UNITS</u>
		<u>SINGLE</u>	<u>FAMILY</u>	
1981		1		1 Moved
1982	1	3		1 Conversion
1983		2		1 Moved
1984		5		1 MH Private Lot
1985		5		
1986		5		50 du.-apt. Altaville Apts.
1987	1	6		17 persons Gracewood Ret. Home
1988	1	6		1 Conversion
1989		8		
1990		25		2, (1 duplex)
1991	1	21 (to Nov. 1991)		
TOTAL	4	87		137

Source: 1. Annual Reports 1981 to 1990 to State Department of Finance
DF 101, City of Angels;

2. 1991 Building Permit Records

TABLE G-6

MULTIPLE FAMILY UNITS
INVENTORY AND 1986 RENTAL RATES

<u>NAME & ADDRESS</u>	<u>UNITS</u>	<u>1986 RENT</u>
1. Altaville Apts. 650 Copello Dr. (50 units)	14-1 bedroom 34-2 bedroom 2-3 bedroom	\$233/mo. \$273/mo. \$313/mo.
2. 1220 Mark Twain	14-2 bedroom	\$315/mo.
3. Corner Gardner & Holly St.	4-2 bedroom	\$280-\$310/mo.
4. Corner San Joaquin & Stanislaus	2-2 bedroom	\$255/mo.
5. 734-740 Tuolumne	4-2 bedroom	\$265-\$290/mo.
6. Oak Tree Apts.	12-2 bedroom	\$265-\$305/mo.
7. Placer Court	3-2 bedroom	\$265-\$305/mo.
8. 1136-1142 Minna	4-2 bedroom	\$275-\$305/mo.
9. Birds Way	8-2 bedroom	\$290-\$315/mo.
10. SR-49 South Martina St.	11-1 bedroom	\$175-\$205/mo.

TABLE G-7

SUMMARY OF RENTAL RATES

1986 ADJUSTED TO 1992

Type	Number of Units	Average Rent		Full Market Rent 1992	
		1990 FmHA Basic		Altaville Apts.	Other
1 bedroom	33	\$210	\$280	\$449	N/A
2 bedroom	75	\$285	\$320	\$529	\$475
3 bedroom	2	\$313	\$360	\$609	N/A
<hr/>					
TOTAL	110 units				

1. Source: Interview's with Manager Altaville Apartment
Fairview Apartments 3-2-92

LAND INVENTORY

Vacant Sites

Data for this survey is based on 1989 Vacant Lands Survey prepared by Central Sierra Planning Council for the City of Angels and used in the development of a traffic impact model. The City was divided into 74 traffic zones with land uses broken down into two categories, producers and attractors. All dwellings were assigned a production value. (Appendix presents the data).

From the vacant lands survey 1386 dwelling units were inventoried as existing with a proposed 20 year buildout of all vacant residentially zoned land at 4,158 units, an addition of 2,772 units. This build out is based on 5.7% annual growth compounded annually, substantially higher than the 1 1/2 to 2 percent actual growth for the City since 1980. The City contains adequate vacant residentially zoned lands to accommodate growth in all varieties of housing types.

In order to determine if adequate sites are available for all levels of housing, the City utilized a land use survey with projected maximum buildout developed in 1989 for use with a Traffic Circulation Study. Maximum buildout was determined by taking vacant or undeveloped acreage by parcel and computing a total density based upon General Plan and Zoning designation. Table H-1 was developed from the land use survey and projected buildout for 10 acres of the City which are currently under developed. Table H-1 indicates approximately 139 vacant acres of Single Family zoned lands could hold 777 single family dwellings in the R-1 (Single Family) Zone. For multiple family uses, approximately 140 vacant acres would allow 1658 multiple family dwelling units on lands zoned R-3, Multiple Family Residential. Regarding the extension of roads or utilities to specific areas, all 10 areas require major offsite and onsite road improvements, water, sewer and storm drainage system upgrades. Several recent development requests have been withdrawn partially due to costs associated with extending services to an area. There are no parcels available for multiple family developments of 3 or more units which would not require major infrastructure extensions to serve them.

The City does not have the financial resources to construct major utility and road extensions and looks toward the developer to propose financing for the construction of infrastructure to service an area. Establishment of Assessment Districts, Improvement Districts, Mello-Roos Districts, Landscaping and Lighting Districts and other pay-as-you-go bond programs are alternatives for developers to propose to the City. At this time, the City has not utilized any of the above financing mechanisms in association with a new project.

To meet the very low and low income housing needs identified, the City must work diligently to implement the programs listed in the Goals and

Policies Section of this Element, as well as to find sources for funding affordable housing projects.

The majority of the multiple family zoned vacant lots will require road improvements and utility extensions. Single family units may be constructed on older town lots or infill on underdeveloped parcels on the fringe of the community.

Emergency and Transitional Housing Sites

Facilities for transitional and emergency housing can be provided in the commercial districts of the City. Group homes and small family day care centers are allowed by right in the residential zones as long as the client capacity is 6 or fewer. Larger facilities are subject to use permit review.

The City contains a children's treatment center which serves as an emergency foster care facility with a widely - fluctuating population. The facility is state licensed for 10 children established in 1986, but has held up to 23 children at one time. Most of the children have permanent homes elsewhere but due to family crisis circumstances, they cannot go home.

Calaveras County is developing a program to deal with the homeless problem. The City may cooperate in funding and referrals to the facility.

Estimated Maximum Housing Units By Income

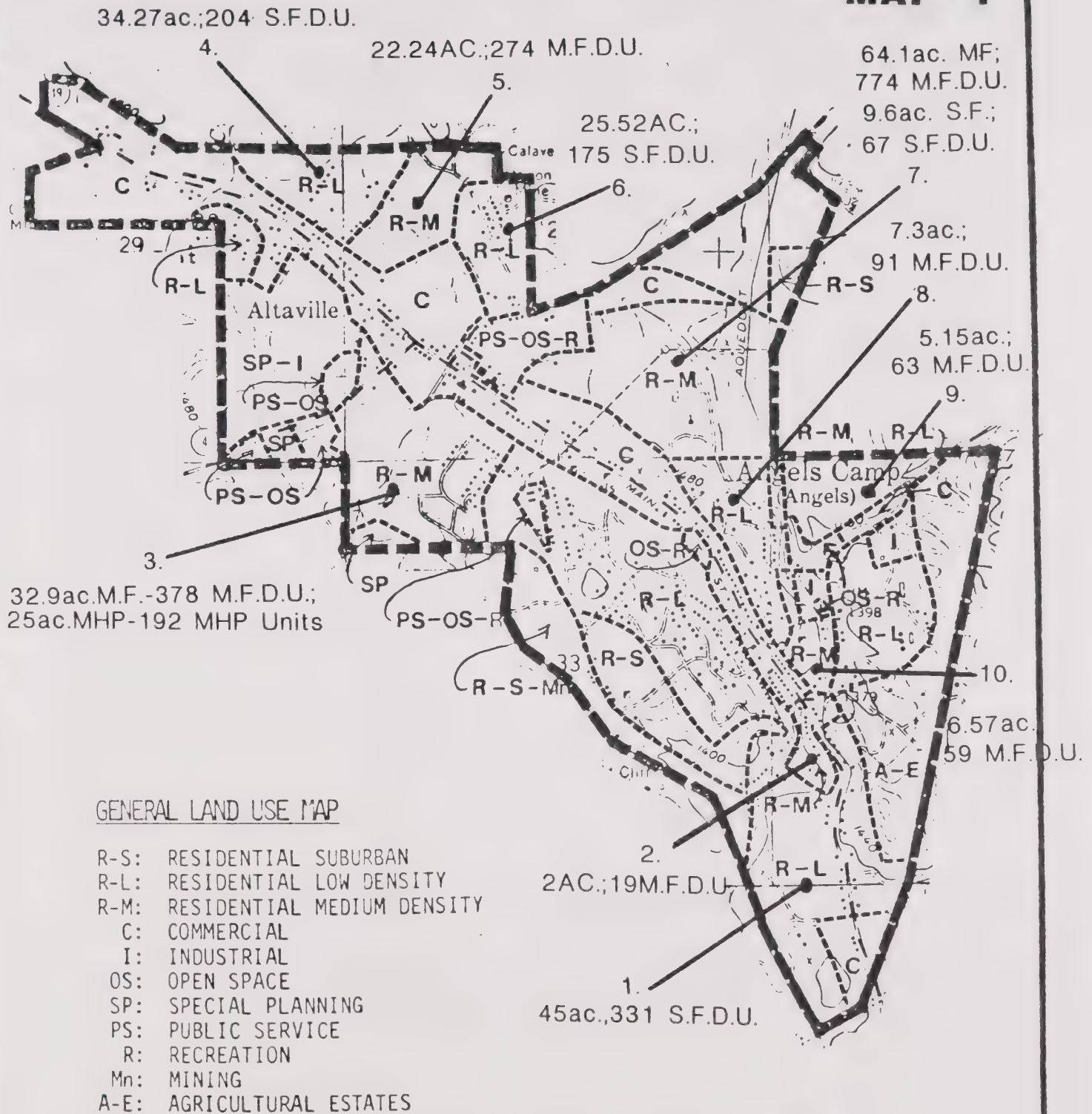
Housing law was amended in January 1992 to require the quantified objectives establish the maximum number of housing units by income category that can be constructed, rehabilitated and conserved over a five year period. Since HCD does not find the 1981 Housing Condition survey adequate as an inventory of housing condition, the figures developed by Central Sierra for the Fair Share Regional Housing Need in New Construction is restated. The number of units proposed for rehabilitation and conservation can not be developed until a revised housing condition survey is completed and an analysis prepared.

Qualified Objective	TABLE		
	New Construction by 1997	Rehab.	Conservation
Very Low Income	45	X	X
Low-Income	29	X	X
Moderate-Income	33	X	X
Above Moderate	56	X	X
TOTAL	163		

Footnote: To be completed after updated housing condition survey.

Areas and Projected Maximum Buildout

MAP 4



LEGEND: SF-Single Family(Coincides with R-1 zoning)
 MF-Multiple Family(Coincides with R-3 zoning)
 S. F.D.U.-Single Family Dwelling Unit
 M.F.D.U.-Multiple Family Dwelling Unit
 MHP- Mobile Home Park Dwelling



CITY OF ANGELS
 Revised 7-7-92

TABLE H-1

Vacant Single Family-Residential (R-1 Zone) and Multiple Family (R-3) Zoned Areas
and Projected Maximum Buildout

MAP AREA	Vacant Acres		Projected Buildout	
	Single Family (R-1 Zone)	Multiple Family (R-3 Zone)	S.F.D.U. (R-1 Zone)	M.F.D.U.
1.	45 ac.		331 s.f.	
2.		2 ac.		19 units
3.	25 ac. (built)	32.94	192 M.H.P. (existing)	378 units
4.	34.27		204 s.f.	
5.		22.24		274 units
6.	25.52		175 s.f.	
7.	9.6	64.1	67 s.f.	774 units
8.		7.3		91 units
9.		5.15		63 units
10.		6.5		59 units
TOTAL	139.39	140.2	777 s.f.	1658 units

Note: Table is representative of larger undeveloped tracts of land in the City.
Not inclusive of all underdeveloped lots.

Source: December 1988 City of Angels Camp Land Use Survey and Maximum Buildout
for Traffic Model based upon 1982 General Plan and 1989 Zoning Districts.
Prepared by City of Angels and Central Sierra Planning Council. Dec. 1988.

Infrastructure Capacity

The Angels City Council has directed City Staff to develop a water master plan and a sewer master plan in 1992. The City from 1989 to 1991 prepared a Circulation Study with the assistance of a Traffic Engineer to establish a road network and a basis for charging Traffic Impact Fees on new development.

The water and sewer studies may not be completed in 1992 but the results of these studies will include planned major improvements to the water treatment plan, distribution system and the sewage collection and treatment plant. New development will be required to pay for their fair share of water and sewer system improvements through connection and user fees. Reductions in these fees may be granted for housing developments which assist the City in reaching its Fair Share housing needs.

Special Housing Needs

Special housing needs groups are defined by State Law to include disabled, elderly, and homeless persons, large families, female heads of households and farm workers. There are no special housing needs for farmworkers in the City nor are any anticipated.

Elderly

In 1990, a total of 174 households were over the age of 65 representing 17 percent of all householders. For comparison, Calaveras County in 1990 had 10 percent of its total householders over the age of 65. This higher percentage for the City can be partially attributed to the availability of two mobile home parks totaling 222 available spaces and units.

Elderly housing needs can be met through the provision of second units, shared housing, congregate care housing, skilled nursing facilities and housing assistance plans. The elderly are often on fixed incomes, limiting their ability to make necessary home repairs and their flexibility to pay unexpected rent increases.

Disabled

The disabled population includes those with physical and mental disabilities. The 1990 Census has not identified the disabled population yet. Based upon a nation wide United Way study completed in 1988 estimated that 15% of any given population has some form of permanent disability.

The projected need for disabled accessible units can be estimated by applying the expected growth rate, 5.7%, compounded annually, to the estimated 1990 disabled population.

1990 - 15% of 2,582 population = 387 estimated disabled persons. 1997 - 15% of population of 2,950 - 443 persons. Of this estimate, housing for 75 elderly disabled persons would be needed in 1997. The needs of disabled residents include modified kitchens and bathrooms, wider doors, ramps, elevators for housing with two or more stories, and close proximity to transportation.

Homeless

Calaveras County contains few, if any homeless individuals or families as reported in the 1991 Draft County Housing Element. However, efforts are proposed to utilize a local hotel as temporary housing for those who are homeless utilizing vouchers and reimbursement from the County.

Angels Camp has not experienced a problem with homelessness perhaps due its climate and small town closeness.

Female - Head of Households

The 1990 Census indicates .75 or 7% female head of households with children and no husband present. Single parent families are likely to need housing near day care facilities, public transportation and recreation facilities.

Large Families

Large families are defined by the Federal Department of Housing and Urban Development as having 5 or more members. In 1990, a total of 70 family households had 5 or more members, or 6.7% of total households in Angels Camp.

For large families which rent the supply of housing is low. Of the 70 large family households, 43 reside in owner occupied dwellings and 27 families reside in rented housing. Based on the survey of multiple family units, only 2 - 3 bedroom apartments are available in the City, making over crowding a greater possibility for large families who rent.

The demand for large family housing, however, goes beyond the family unit. As rent costs gradually become less affordable for many residents in the community, shared housing is an option many turn to to avoid homelessness. The need for two and three bedroom apartments will increase due to the decreasing affordability of housing. As new multiple family housing is proposed, encouragement of 3 bedroom units will expand the available rental supply for large families.

Governmental Constraints on Housing

The rate of housing construction may be affected by a variety of factors, some of which can be attributed to the actions of the local governing body. A significant amount of discretionary authority has been delegated to local jurisdictions by the State Legislature, resulting in development policies, design guidelines, building codes and fees, and other mechanisms which influence the quantity, quality, and location of housing units. The following section lists the possible constraints these mechanisms could impose on the provision of housing for all income levels, as well as the remedies proposed to alleviate these constraints.

General Plan

The City's 1982 General Plan allows for three residential densities: Residential-Suburban (1 family per 5 acre minimum); Residential Low Density (1 family per acre to 1 family per standard 6,000 sq. ft. lot); Residential Medium Density (up to 3 families per standard lot to maximum allowed by zoning). A fourth land use category, Agricultural Estates, has a density of one unit per 20 acres. These underlying densities are located throughout the City and determine the type of residential project which may be built on each vacant property. If a proposal does not conform to the density assigned by the Plan to its intended parcel then a General Plan Amendment to change that underlying density is necessary. Such amendments are allowed by State law up to four times per year, although this limitation does not apply to amendments required for residential projects in which at least 25 percent of the units will be available to persons and families of lower or moderate income.

It has been demonstrated in this Element that currently the City's General Plan and existing zoning will allow residential development at sufficient densities to meet anticipated needs. As the City's boundaries expand, the General Plan will be extended to new areas in a manner that maintains the required balance of densities to serve all income levels. The City is considering adopting ordinance amendments to implement the State Density Bonus law. Under recent State amendments to the density bonus law, the City is required to grant a density bonus of at least 25 percent and an additional incentive, or financial equivalent incentive to a developer of a housing development agreeing to construct at least:

- a. 20% of the units for lower-income households; or,
- b. 10% of the units for very-low income households; or,
- c. 50% of the units for senior citizens.

Review Requirements

All new residential development requires some form of City review. Projects which are within the Angels Camp Sphere of Influence and which will require City services such as water and sewer should first be annexed to the City. During annexation proceedings the City must determine whether it is in its best interests to take a given area into its limits at that time or if it is prudent to annex the property at a later date. Factors considered include the availability of services to the area, the public's need for the land uses the area will ultimately provide, and the economic benefits to be derived from the annexation. The Housing Element has shown that the City currently has sufficient land to accommodate needed residential growth, therefore the annexation process is not viewed as a constraint to housing.

For properties already within the City limits, various approvals may be necessary before residential development can take place. If a property is to be split so that smaller pieces of it may be sold to separate owners then a subdivision must be processed. The establishment of a final development plan for a project or the rezoning of a parcel to allow given residential use requires the approval of both the Planning Commission and the City Council. Certain projects of a discretionary nature must first secure a use permit from the Planning Commission. Departures from the development standards in the Municipal Code require variance approval which may be granted by the Planning Commission or the City Council.

Each of these reviews requires various amounts of time in which to meet with the applicant to discuss the proposal, to confer with other City departments and outside agencies on possible conditions of approval, to prepare necessary staff reports, and to provide public notice of the meeting at which the project application is formally heard. The time period involved can average from six to eight weeks for use permit period and/or site plan review up to one year or more for complex projects requiring an Environmental Impact Report (see Table J-3). At times, additional delays in processing applications occur when insufficient or inadequate information is furnished the City and the applicant must return with the data staff requires. To combat this, the City encourages proponents to meet with staff prior to the submittal of an application so that delays in processing can be lessened.

Zoning Regulations

In conformance with the General Plan, the Zoning Map divides the City into distinct districts within which certain land uses are allowed by right and others upon receipt of a use permit. The City's Zoning Ordinance lists these permitted and discretionary uses and gives the minimum development standards associated with each. Table J-1 gives the applicable regulations for each of the residential districts within the City. In addition to these regulations, the Zoning Ordinance establishes minimum requirements for off-street parking in residential projects, which currently are two parking spaces for single family dwellings and, for apartments two spaces for each unit. One space for each apartment unit is to be in a garage or carport.

To allow flexibility in these zoning standards, the City does allow variances for special circumstances and can use this technique to waive setback and/or parking requirements for infill, low income, elderly, or other housing projects to benefit special needs populations. Such variances can increase the developable area of a lot, thereby providing additional housing units. As an alternative, larger residential projects may be processed as Planned Developments, which allow for higher densities by reducing lot sizes, setbacks, and other standards associated with the stricter zoning districts.

RELATIONSHIP OF GENERAL PLAN DESIGNATION AND ZONING DISTRICTS

The following table depicts General Plan and Zoning Consistency in a matrix. In evaluating the impacts associated with the implementation of the City's General Plan, the consistency matrix assists the public in interpreting the intent and parameters of the general plan designation with regard to zoning.

TABLE H-2 CONSISTENCY MATRIX - CITY OF ANGELS

ZONING DISTRICTS	GENERAL PLAN DESIGNATIONS									
	Residential - RS Suburban	Residential - RL Low Density	Residential - RM Medium Density	Commercial - C	Industrial - I	Public - PS Service	Agricultural - AE	Open Space - OS	Recreation - R Combining	Special Planning - SP Mining - MM Combining
RA - Residential Agricultural	Yes	Yes	No	No	No	No	Yes	No	U	U
R-1- Single Family Residential	No	Yes	No	No	U	U	No	No	Yes	U
R-2- Two-Family Residential	No	Yes	Yes	No	No	U	No	No	No	U
R-3- Res. Multiple Family	No	No	Yes	No	No	U	No	No	No	U
CC - Central Commercial	No	No	No	Yes	No	U	No	No	U	U
SC - Suburban Commercial	No	No	No	Yes	No	U	No	No	U	U
I - Industrial	No	No	No	Yes	Yes	U	No	No	No	U
PS - Public Service	No	No	No	No	No	U	No	U	Yes	U
REC- Recreation	No	No	No	No	No	Yes	No	Yes	Yes	U
PD - Planned Development	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
H - Historical Combining	C	C	C	C	C	C	C	C	C	C
FP - Flood Plain Combining	C	C	C	C	C	C	C	C	C	C
MH - Manufactured Home Combining	C	C	C	C	C	C	C	C	C	C

Legend:

Yes - Yes, indicates conformance with the zone and General Plan

No - Indicates lack of consistency

U - Indicates discretionary judgement by the City through Use Permit or Site Plan review

C - Combining zone or general plan designation; uses are consistent depending on base or primary zone.

Refer to Appendixes Band C for descriptions of General Plan Designations and Zoning Districts

Development Standards

In addition to the minimum requirements set forth in the Zoning Ordinance the City is considering establishment of Design Review Guidelines which further promote an attractive image for the community. The Guidelines do not specifically call for various design elements, rather they list the criteria by which development proposals should be evaluated. Table J-2 gives the Design Guidelines which specifically related to residential development. Since the guidelines are advisory and are not binding on any given project they are not viewed as a constraint on housing development per se. The City shall continue to consider the application of these Guidelines on a case-by-case basis and relax their use on certain "priority projects" (e.g., residential developments which will benefit special needs populations).

TABLE J-1

Development Standards For Residential

ZONING DISTRICTS - CITY OF ANGELS CAMP
Residential Agricultural Districts (R-A)

Use: Single Family Dwelling and Limited Agriculture
Maximum Height: 35 feet
Minimum Building Site - 5 acres
Minimum Lot Width - 100 feet
Minimum Lot Depth - 120 feet
Maximum Lot Coverage - None
Minimum Front Yard: 20 feet
Minimum Side Yard: 10 feet
Exterior side yard of a corner lot: 20 feet
Minimum Rear Yard: 20 feet
Between a barn, paddock, corral, pen or other structure housing
livestock or fowl and an off-site residence - 50 feet

Single Family Residential District (R-1)

Use: Single Family Residential
Maximum Height: 35 feet
Minimum Building Site: 6,000 sq. ft.
Minimum Lot Width: For Lots exceeding 20,000 sq. ft. - 100 ft.
For lots between 8 & 20,000 sq. ft. - 80 ft.
For lots less than 8,000 sq. ft. - 60 ft.
Minimum Lot Depth: 100 feet
Minimum Front Yard: 20 feet
Minimum Side Yard: 5 feet; corner lot 20 feet
Minimum Rear Yard: 20 feet
Maximum Density: 4 to 6 du/acre

Two Family Residential District (R-2)

Uses: Single Family two-family & manufactured dwelling
Maximum Height: 35 feet{Minimum Building Site: 7500 sq. ft.;
3,000 sq. ft. per unit
Minimum Lot Width: 75 feet
Minimum Lot Depth: 100 feet
Maximum Lot Coverage: 35% of lot area
Minimum Front Yard: 5 feet; corner lot 20 feet
Minimum Rear Yard: 10 feet
Maximum Density: 6 to 8 du/acre

Multiple Family Residential District (R-3)

Uses: Single Family, two family, manufactured housing;(multiple
family subject to Use Permit Review.)
Maximum Height: 35 feet
Minimum Building Site: 10,000 sq. ft.
Minimum Lot Width: 80 feet
Minimum Lot Depth: 100 feet
Maximum Lot Covered: 35%
Minimum Front Yard: 20 feet
Minimum Side Yard: 5 feet; corner lot 20 feet
Minimum Rear Yard: 10 feet
Maximum Density: 9 dwelling units per acre

TABLE J-2
PROPOSED DESIGN GUIDELINES PERTAINING TO RESIDENTIAL DEVELOPMENT

Landscape

1. All site developments should include landscaping except for certain downtown locations.
2. All landscape plans should exhibit a concept such as plants of a region such as the arid southwest, Gold Country foothills or exotic planting.
3. There should be a consistency of landscape design throughout a development.
4. Landscape plans should incorporate various site elements (e.g., outdoor lighting, signing, trash receptacles, fencing, etc.).
5. The scale and nature of landscape materials should be appropriate to the site.
6. Landscaping should not be utilized to screen out an otherwise unacceptable building.
7. Existing landscape elements should be incorporated into landscape plans.
8. Landscaping incorporated into building design is encouraged.
9. Street trees are required for all developments at a minimum 15 gallon size.
10. Generally, a limited palette of landscape materials is suggested with the use of indigenous or native type plant materials encouraged.
11. Live plant materials generally should be used in all landscaped areas.
12. Ground cover should predominantly consist of live plant materials.
13. All parking areas should be landscaped for perimeter screening and interior shading.
14. Appropriate irrigation is required for all landscaped areas; generally an automatic underground system is encouraged.
15. Irrigation systems should be designed so as not to overspray walks, buildings, fences, etc.
16. Solar accessibility and utility should be a determinant of landscape design.

17. The quantity of landscape that is needed will be determined by the site plan and elevation. Sizes of trees are to be 15 gallon or greater, sizes of shrubs are to be 5 gallon or greater and sizes of ground cover shall be 1 gallon or greater.

18. Maintenance plans and requirements shall be a condition of all landscape plans.

19. There are three categories of selection criteria: visual, cultural, and functional. Visual Criteria include height, form, color, and texture, as well as seasonal changes. Cultural criteria include climate limitation, maintenance needs and surrounding uses. The function of a tree as a residential planting, park tree, parking lot tree or street tree will create different criteria for selection.

Site Design

1. Site Design combines the 3 elements of development: buildings, parking and circulation, and landscape and amenities. These aspects must be in proper balance and compatible with the existing or proposed area setting.

2. Building should be designed and sited so as to provide a strong functional relationship to the site.

3. Natural site amenities should be recognized, hills, views, trees, creeks and similar features unique to the site.

4. Building setbacks must related to the character of the existing streetscape.

5. Site designs should be compatible with the immediate environment of the site.

6. Separate vehicular and pedestrian circulation systems should be provided for larger projects such as residential projects of 20 units on sites of 5 acres or more.

7. Bicycle parking in residential developments should be on an all weather surface and be located close to dwelling unit or residential development entrances.

8. Site orientation should give consideration to solar or energy efficiency.

9. The sitting and orientation of buildings should respond to the pedestrian or vehicular nature of the street.

10. Generally, off street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

11. Screening and buffering as well as good design should be used to mitigate the effects of trash areas, storage areas, service yards,

loading docks and ramps, electrical utility boxes, mechanical equipment, and other necessary but unsightly aspects.

Building Design

1. A historic gold rush theme is recommended in Angels Camp. Good architectural character is based upon the stability of a building for its purpose, its environment and its relationship of materials and proportion.
2. Architectural consistency should exist between all building elevations of a particular structure or complex of structures, including consistent use of materials.
3. Parapet walls should be treated as an integral part of the building design. Such walls should not stick out as unrelated visual elements.
4. Visible rooftops should be treated as building elevations.
5. Mechanical equipment, including wall air conditioners, should be screened from public view. The design of mechanical equipment screening should be compatible with, and be an integral element of the building structure.
6. Add on components such as utility meters, ladders, vent pipes and all such features need to be identified in site plans and not placed as an afterthought in full public view.
7. All proposed buildings or structures should be compatible with the neighborhood character.
8. All buildings on the same site should have strong architectural and spatial relationships.
9. All building design should achieve a sense of human scale.
10. Projects containing many buildings generally should provide variety in building line and massing.
11. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings.
12. The range of building materials may be quite broad. Stucco and tile grade quality is preferred. However, most combinations of materials will be considered.
13. Materials and textures should be consistent with the design theme, such as stucco with Spanish tile and wood siding with shakes.
14. Building entries should be protected from the elements and should afford a "sense of entry" for the structure.

15. All designs should be responsive to energy consideration. However, when energy conserving devices such as solar head collector panels are utilized, such devices should be designed as visually integral parts of the structure.

16. Where buildings are on the border between different uses, the need for transition will be taken into account.

Residential Design

1. Structures should avoid rectangular box appearance.

2. Primary materials should not be T1-11 siding or composition shingleroof. Recommended materials are hardboard horizontal siding, stucco and brick or stone veneer.

3. The buildings should not conflict with the height, architecture or mass of the surrounding buildings.

4. The roofline should be designed in conjunction with the sculpture form of the building.

5. Accessory structures including carports should copy the architectural theme of the main building.

6. "Private" and "Common" usable open space should be provided in multiple family residential developments. Private usable open space for each dwelling unit should be directly accessible from the unit, and should be big enough to permit outdoor living opportunities. The location of "common" open space areas should take into account the prevailing winds and sun orientation. "Common" areas should be readily accessible from all buildings, and should be integral to the on site pedestrian system.

7. All elevations shall be considered for some architectural treatment in order to avoid the blank wall effect.

Large Residential Projects (100 units and greater includes combination of housing types.)

1. The development should be designed as a small community.

2. Rows of units will not be permitted.

3. Diversity of building line and roof line shall be provided.

4. Decks or balconies should be provided for each unit.

5. Recreation areas might include a pool and clubhouse. The larger the project, the more extensive the facilities.

6. Noise standards should be reviewed for condominiums.

7. Clear directory and numbering should be provided.

8. Perimeter screening should be provided to separate developments.
9. Meters and other similar details should be identified on site plans.
10. Laundry facilities shall be provided.
11. Residential projects shall be designed by a licensed architect.

Medium Size Projects (25 - 99 units)- Single Family & Multiple Family

1. A landscape buffer should be necessary from adjacent areas.
2. Developed open space will be necessary including equipment such as a sport court as well as benches and barbecues.
3. Laundry areas will be provided.
4. Balconies and decks will be encouraged.

Small Projects (3 - 24 units)- Single Family & Multiple Family

1. Generally built as infill, such projects must be compatible with the surrounding uses. Some open space and passive facilities such as tot lots, benches or barbecues will be required.
2. Projects should be buffered from adjacent areas.

Fencing and Screening Design

1. For multiple family projects all exterior trash and storage utility boxes, electric and gas meters, transformers, etc., should be screened from view. Generally, all such elements should be located at the rear of the site, and should not have direct access from the street. The designed should coordinate the location of these elements with the appropriate utility company.
2. The design of fencing, trash enclosures, and similar accessory site elements should be compatible with the architecture of main buildings, and should use a similar palette of materials.
3. Fencing that encompasses considerable land area shall not be of a type that would obstruct the community's scenic view potential.
4. Uphill fencing in subdivisions that is visible and irregular should receive architectural treatment in design or material selection so as it reduces prominence and unsightliness.
5. Masonry walls should be designed to reduce monotony and prevent irregular or unsightly lines and be anchored to prevent tipping.

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